



R02-20-A-025

December 3, 2019

U.S. Environmental Protection Agency

FY20 Brownfield Assessment Grants

Project Title: **Brownfields Assessment in Urban and Suburban Bayamon**

Narrative Information Sheet

1. Applicant Identification

Municipio de Bayamon
5to Piso, Casa Alcaldia
Carretera Num. 2, Km. 1.
Bayamon, Puerto Rico 00961

2. Funding Requested

- a. Assessment Grant Type: Community-Wide
- b. Federal Funds Requested
 - i. \$300,000.00
 - ii. N/A
- c. Contamination
 - i. Hazardous Substances

3. Location

- a) City: Bayamon
- b) County: Bayamon (we do not have counties in Puerto Rico)
- c) State: Puerto Rico

4. Property Information for Site-Specific Applications

- a. N/A

5. Contacts

- a. Project Director: Edlyn Caban
 - i. Phone: (787) 649-1321
 - ii. Email: ecaban@bayamonpr.org
 - iii. Address: 4to Piso, Casa Alcaldia, Carretera Num. 2, Km. 1, Bayamon, Puerto Rico 00961
- b. Chief Executive / Highest Ranking Elected Official:
 - i. Name: Honorable Ramon Luis Rivera, Mayor
 - ii. Phone: (787) 780-4394
 - iii. Email: rpintado@bayamonpr.org
 - iv. Mailing address: 5to Piso, Casa Alcaldia, Carretera Num. 2, Km. 1, Bayamon, Puerto Rico 00961

6. Population

- City: 208,116¹

7. Other Factors Checklist

- One of six target communities is 10,000 or less. See Narrative, page 2.
- The applicant is (and will assist) a United States Territory. See Narrative, page 2.
- Some of the six priority sites are in a federally designated flood plains. See FEMA map, which we do not have at the time of writing this Narrative Information Sheet.
- The reuse of the priority sites will facilitate renewable energy from solar and will incorporate energy efficiency measures. See Narrative, pages 2-3.

8. Letter from the State or Tribal Environmental Authority

- Please see attached.

I hope this information suffices. Please do not hesitate to contact me directly at (202) 288-7135.

Respectfully,



Yamil Jaskille, Esq.

Office of Federal Programs

¹ 2010 U.S. CENSUS (See: <https://www.census.gov/quickfacts/bayamonmunicipiopoertorico>).



GOVERNMENT OF PUERTO RICO

Department of Natural and Environmental Resources

DEC 03 2019

Hon. Ramón Luis Rivera-Cruz

Mayor
Municipality of Bayamón
PO BOX 1588
Bayamón, PR 00960-1588

Dear mayor Ortiz Velázquez:


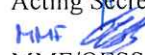
MUNICIPALITY OF BAYAMÓN ACKNOWLEDGMENT LETTER FOR THE INTENTION TO APPLY FOR FY-20 US EPA BROWNFIELD'S PROGRAM FOR A COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT AT THE MUNICIPALITY OF BAYAMÓN, PUERTO RICO

The Department of Natural and Environmental Resources (DNER) Superfund Program has received a letter from the municipality of Bayamón informing its intention to apply for a Community Wide Brownfields Hazardous Substance Assessment Grant. DNER acknowledges and support the initiative taken by the Municipality. The identification, inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality.

DNER encourages the municipality to maintain an open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Eng. Melvin Menéndez Figueroa, Environmental Emergencies Response Area Manager, at (787) 767-8181, extensions 2400, 2415 or by email at melvinmenendez@jca.pr.gov.

Cordially,


Armando G. Otero Pagán
Acting Secretary

MMF/OESS

C Teresita Rodríguez, USEPA



1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Background:

The Municipality of Bayamón (“Municipality,” “Bayamon,” or “Proponent”) is Puerto Rico (PR)’s second largest city by population 208,116¹ after San Juan, the capital. Bayamon is part of the metropolitan conglomerate² and a major hub for healthcare, post-secondary education, business, industry, State and regional government services. Henceforth, 200,000 visitors reach the Municipality during weekdays and, lately, they have also been looking to purchase homes and open businesses.

Accordingly, in 2009, a Revitalization Plan for the Central District (the “Revitalization Plan” or “Plan”) was launched to focus in urban and suburban areas and, already, Proponent has studied, cleaned, and rehabilitated abandoned buildings in the “downtown area,” leased them for one (1) dollar a month to a series of businesses, and started an inventory of six urban and suburban areas of abandoned properties that are potentially brownfields sites.

The Revitalization Plan was well underway when on September 19, 2017, Category 5 Hurricane Maria devastated Puerto Rico, with sustained winds over 155 miles per hour (MPH) and gusts of over 200 mph.³ For three days, Hurricane Maria caused catastrophic flash floods, storm surges and rainfall inundating the island.⁴ Abandoned properties developed mosquitoes, bacteria, rats and became a public health issues. Damage from Hurricane Maria was estimated at \$95 billion, or 1.5 times PR’s annual gross national product.⁵

Today, Bayamon is still undergoing massive clean-up, managing public health concerns, identifying abandoned buildings, completing an inventory, cleaning and reusing brownfields sites. Grant money will assist the Municipality complete the inventory, conduct Phase I and Phase II investigation and help us get closer to cleaning brownfields and making these neighborhoods available for repopulation and business development.

Description of Target Area:

This project covers six (6) urban and suburban neighborhoods of the Municipality, currently boasting 409 identified abandoned properties that could possibly be brownfields sites. The six target areas are the nearest (some even walking distance) from the Bayamon’s Central

¹ 2010 U.S. CENSUS (See: <https://www.census.gov/quickfacts/bayamonmunicipiopiopuertorico>).

² Metropolitan Conglomerate - The San Juan-Caguas-Guaynabo Metropolitan Area is the largest metropolitan area in Puerto Rico. All together represents sixty seven percent (67%) of the total island population (See: <https://censusreporter.org/profiles/31000US41980-san-juan-carolina-caguas-pr-metro-area/>).

³ National Hurricane Center, National Oceanic and Atmospheric Administration, Hurricane Maria Tropical Cyclone Update, archived at <https://web.archive.org/web/20171005100830/http://www.nhc.noaa.gov/archive/2017/al15/al152017.update.09201034.shtml>.

⁴ National Hurricane Center, National Oceanic and Atmospheric Administration, Hurricane Maria Advisory Number 19, archived at <https://web.archive.org/web/20171017041912/http://www.nhc.noaa.gov/archive/2017/al15/al152017.public.019.shtml>.

⁵ Puerto Rico Governor Ricardo Rossello (@ricardorossello), Letter sent to Majority and Minority leaders asking for more access to federal funding and programs for Puerto Rico’s recovery efforts (tweet), 9 October 2017, available at <https://twitter.com/ricardorossello/status/917429931205898242>, accessed on 13 October 2017.

District (“BCD”) or “downtown.” In the early 1900s, the target areas were populated by people commuting into San Juan and, toward the 1930s, blue-collar workers working in Bayamon were living there. In the 1950s, these residents started migrating to New York and by 1980s the target areas were, mostly, lived in by illegal immigrants, drug houses, prostitution, gambling sites, etc.

A series of tax incentives and exemptions, coupled with the Revitalization Plan, have led to a rebirth. Proponent wants to rehabilitate the BCD and announce it is “Open for Business.”

ii. Description of the Priority Brownfield sites (all in Bayamon, Puerto Rico)

Six (6) Target Areas	Abandoned properties Possible brownfields sites	Population, based on 2010 Census
Barrio Pueblo	34	4,746
Cerro Gordo	122	31,508
Hato Tejas	117	41,851
Juan Sanchez	69	22,951
Minillas	66	39,540
Pajaros	1	30,194

These neighborhoods were selected because they constitute all the urban and suburban sectors of the BCD, are the oldest sectors, and have been forgotten. We want to overcome environment deterioration, security issues, pollution, and public health concerns as occurs with infected mosquitoes (zika, chikungunya, dengue) and bacterial diseases (leptospirosis mainly through rats) that thrive from the aforementioned identified 409 abandoned properties.

The 2009 Revitalization Plan includes a desire to complete an inventory, Phase I and II assessments, repopulate the BCD, integrate land use, stimulate the use of multimodal collective transportation, introduce parks / green areas and renewable energy / energy efficiency projects. We have started execution by installing in the BCD bike lanes, accessible sidewalks, walkable plans with accessible distance from bus and train stations, a trolley system, smart intersections, roundabouts, reducing energy consumption by providing eco-commute options, eliminating illegal dumpsites, improving sewer systems (to avoid flooding) and, overall, focusing on resiliency.

Barrio Pueblo, which includes Vista Alegre and Comerio streets with 13 and 14 abandoned properties, respectively, are Bayamon’s first urban community. Back in the 1930’s, it had the first shuttle route, pick-up stations and provided walkable commute from the BDC; Vista Alegre was premier real estate and desired for residents and small/medium businesses, but this is not the case anymore. Proponent has been using its budget to identify abandoned structures, start cleanup activities, eviction of illegal residents, and general cleanup of these streets. This grant represents a breakthrough for Bayamon to build a strong, serious and longstanding relationship with the EPA.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans

The Revitalization Plan addresses the degradation of the environment and population loss. The Plan seeks *green projects*, resource protection and *alternative transportation*. Reuse will

overcome historical realities such as: homelessness, inadequate shelter, crime, paralyzing gridlock, decaying infrastructure, polluted air and water. Reuse strategy includes TOD,⁶ new housing, reconstruction of market areas and revamping with *green infrastructure* through *sustainable* and smart growth projects. Mainly: **(1) Paseo Río Bayamón Riverwalk**, provides a safe walkable pathway of two independent pedestrian and cycling trails, extending 9.5 kilometers adjacent to the Bayamón river course. The Riverwalk boasts *solar-paneled* lighting, *solar powered* water fountains, restrooms, kiosks (private concessions), and resting areas including children playgrounds and open spaces. **(2) Mass Transit initiatives** are in the initial planning phases for the six target areas. The “Urban Train System” serving the Metropolitan Area began operation with three stations at the “Bayamon *Sustainable* Corridor.” Municipality seeks to fully extend park and transit designs (trolley, cycling lanes and accessible sidewalks) to the six target areas. **(3) Trolley routes**, continuously serving the BCD with seven vehicles, and eight additional in the near future. **(4) Solar Power Transit Stops and Guide Maps**, including *solar-powered* street lighting and security cameras all around the BCD. **(5) Reforestation** of public surroundings, currently underway through public and corporate initiatives. We have been planting 15,000 new indigenous species each year since 2009, principally in gardens along expressways, main avenues and roads. The Municipal Plant Nursery will donate the gardens and plants to create a vibrant green space along the roads and community spaces; employment opportunities for reforestation are extended to ex-substance abusers and people with physical and mental impairments.

In sum, we expect the majority of the 409 identified abandoned properties will be brownfields sites given lead base paint and asbestos adhesives were commonly used in the 1930s. In fact, one of the target areas (Minillas), was recently closed for asbestos abatement. Mold should also be prevalent given sewer system failure and flooding. This grant will leverage with Proponent’s budget to complete Phase I and II environmental studies.

ii. Outcomes and Benefits of Reuse Strategy

*When scoring this section, please look at our answer in the previous section detailing the reuse strategy: parks, greenway, recreational property, and nonprofit uses.

This grant will directly impact people in the Municipality, including 27.8% living below the national poverty level, by: (1) provide affordable housing for low income families, (2) improve residential quality of life, (3) create green spaces and infrastructure improvements, (4) eliminate abandoned structures which will reduce crime, (5) enhance sustainable community initiatives, (6) construct facilities and housing units, (7) increase tax revenue, and (8) expand employment opportunities including to people with disabilities and in rehabilitation.

The Municipality’s goal is to encourage non-profit organizations, service and housing-oriented businesses, the community, and those grassroots organization (especially faith-based) in the clean-up and revitalization. This Grant will help promote economic benefits, an expanded tax base, increase investment, and job creation, enhance property values through adjacent green space creation, reduce the illegal dump sites and retain the residents in the affected areas.

c. **Strategy for Leveraging Resources**

i. Resources Required for Site Reuse

⁶ TOD – Transit Oriented Development increases pedestrian activity around transit stations.

The Municipality, as a Public Body, is an eligible entity to the U.S. Department of Agriculture's Solid Waste Management Grant and on December 31, 2019, we will apply to a one million dollar grant to teach these six communities how to compost (decrease solid waste stream going to landfills), create cooperatives, sell their produce, and reinvest in the communities.

The Municipality is also applying to the Economic Development Administration's \$3 million dollar grant for the reuse strategy discussed above (multi-mode transportation, Riverwalk, reforestation) and to the U.S. Department of Transportation "Better Utilizing Investments to Leverage Development" (formerly TIGER) grant program (\$25 million) to build 24 intelligent intersections, geometrical improvements to the three main highways connecting the BCD with other municipalities, and for civil projects, such as underground electric cables.

Proponent has leveraged this initiative with \$15 million of its own funds into the Revitalization Plan and is not holding back. We have successfully being awarded \$5.98 million from the U.S. Department of Housing and Urban Development's Neighborhood Stabilization Program 1 & 3, for the revitalization of Vista Alegre and Comerio streets in Barrio Pueblo, and \$6.4 million from the Federal Transit Administration for transportation improvements within the urban district, which was matched with \$100,000 from the U.S. Department of Commerce.

ii. Use of Existing Infrastructure

This proposal seeks to reintegrate the roadways on East-West and North-Southwest transit corridors that connect the city's most important healthcare facilities, educational building, services, and business institutions into the BCD. This proposal's target areas require modern and sustainable infrastructure, including alternative transportation. The project will increase transportation resiliency by providing low-cost and multimodal reliable options

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. Community's Need for Funding

Since 2013, Bayamon's population has declined by 12%; next year another 3% is forecasted. In FY19, the Municipality's budget was \$196.1 million, of which \$40.5 million were funded by federal programs. The Municipality's operational cost in salaries, public safety, solid waste management, emergency management and community services eat up the budget; evidently, federal resources are obligated to healthcare and infrastructure. Thus, budgetary constraints are the primary challenge to accomplish the redevelopment, revitalization and reuse projects. PR's severe economic conditions and post Hurricane Maria massive migration lead to even more abandoned properties which further impacts the Municipality's financial burden due to decrease in revenues (property and sales tax) and increase on operating expenses related to abandoned properties.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

PR's recession began in early 2,000s (before the 2008 mortgage crisis). As the rate of home foreclosures increased, so did the abandoned properties. Construction were halted before completion due, sometimes, to funding restrictions. All this led to a mosquito plague (causing zika,

Chikungunya, *aedes aegypti* also known as dengue). PR's condition as a warm tropical island has made it more prone to mosquitos and bacteria all year-around. Abandoned swimming pools (without chlorinating), neglected properties (overgrown with vegetation providing harborage for adult mosquitoes), abandoned grounds used for dumping trash and other abandoned water-holding items (tires, plant pots, etc) have contributed to mosquito egg-laying sites. While we have implemented mitigation programs (due to mosquito problems, bacteria and rats linked to abandoned or unmaintained pools and backyards) none is truly 100% effective and side effects are always exhibited. The aforementioned is not only a matter of public health and concern, as it impacts every individual (particularly infants, children and elderly with low immunological system and defenses), but also the economy as meetings, conventions and trips have been cancelled.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Abandoned properties and brownfields (including lead based paint and asbestos) are directly responsible for the deteriorating public health in PR. A skyrocketing increase of asthma has also been reported, even informed to EPA's Administrator Andrew Wheeler, and it is thought it was caused by Hurricane Maria's flooding buildings and leading to mold and fungi. However, in 2008, the United States National Institute of Health was already reporting greater than normal incidence of diseases and adverse health conditions in PR. Namely, they conducted a study because "The people of Puerto Rico have one of the highest asthma prevalence and morbidity rates in the U.S.A. Limited information is available on the most common allergy sensitivities among island residents." Their conclusion was that "The most common sensitivities identified were to mites and insects. Mite sensitivity was associated with rhinitis and asthma. Sensitivity to animal dander as well as to mosquitoes was associated to with rhinitis. Further studies are warranted to explore... allergen sensitivity... asthma and rhinitis prevalence and morbidity among residents of Puerto Rico."⁷

Even the Center for Disease Control and Prevention (CDC) has studied zika, dengue and chikungunya in PR. The CDC pointed out that "historically, DDT has been used in Puerto Rico in attempts to control dengue [and while] chemical dichlorvos (DDVP) in small quantities has not been shown to cause health problems in people" desperation in PR due to increasing deaths, public health and financial impact, particularly of zika, has led to uncontrolled and, sometimes, even unsupervised measures that lead to adverse health conditions.⁸

(3) Disproportionately Impacted Populations

Three industrial parks operated in Bayamon for over fifty (50) years and most blue-collar workers lived in the six target areas. As it occurred in Flint Michigan after General Motors shut down, neighborhoods became ghost towns and, as explained before, these workers moved out of these neighborhoods (mostly to New York in the 1950s-1990s and Orlando in the 2,000s) and abandoned their properties which led to public health matters, deteriorating infrastructure, and the "least-bad" control measures in fungicides, aerial sprayings, etc.

b. Community Engagement

i. Project Partners

⁷ <https://www.ncbi.nlm.nih.gov/pubmed/22432405>

⁸ <https://www.cdc.gov/zika/vector/aerial-spraying.html>

Target Area	Community Center	Churches
I. Bo. Pájaros	1. Parque Forestal Sector El 9, Sabana 2. Urb. Rexville I, Calle # 31	1. Iglesia El Caballero de la Cruz, PR-167
II. Bo. Hato Tejas	1. Urb. Rio Hondo II, Calle Espiritu Santo 2. Urb. Valle Verde III, Calle Montaña	1. Iglesia Cristiana Misiones de Sierra Bayamón
III. Bo. Minillas	1. Urb. Lomas Verdes III, Calle Dragón 2. Urb. Santa Juanita 10 ^{ma} Sección	1. Iglesia de Dios MB, Calle Orión, Santa Juanita
IV. Bo. Pueblo	1. Sala de Reuniones del 1er Piso de la Casa Alcaldía 2. Teatro Carmen Delia Dipini, Calle Manuel Rossi	1. Iglesia Discipulos de Cristo, Calle Comerío
V. Bo. Juan Sánchez	1. Urb. Jardines de Caparra, Ave. Principal 2. Urb. Santa Rosa, Calle 17	1. Iglesia Vida Balanceada en Cristo, Urb. Jardines de Caparra
VI. Bo. Cerro Gordo	1. Urb. Royal Town, Calle 17 2. Urb. Caná Calle, 21	1. Iglesia Defensores de la Fé, Urb. Bayamón Gardens

ii. Project Partner Roles

Stakeholders Listening Sessions / “Town Hall Meetings” in coordination with the six partners of the six target areas will occur at the identified twelve community centers on different dates. Proponent has a detailed Community Participation Plan that lists, with specificity, ways in which partners collaborate from helping recruit other participants and choosing a meeting date, to telling us the main concerns and wishes for reuse. Proponent will explain the project at these meetings, and listen from community members about their interests, knowledge of the sites, concerns and reuse desires, their involvement in cleaning and future use, etc. Along with the community members, Proponent will also conduct an ocular inspection and visit the sites.

iii. Incorporating Community Input

The Municipality will employ a tripartite approach to incorporate the public throughout the project: (1) Municipality’s Web page, which includes a link to email us; (2) social media (Twitter and Facebook); and (3) printed information in the form of (a) brochures and (b) surveys/mail permanently placed on tables at the twelve Community Centers during the duration of the project. The Municipality will also publish in local newspaper and local radio the intention to implement the Grant, dates for public hearings at the different sites, and advertise the Website/Twitter/Facebook pages followed by the Listening Stakeholder Sessions. The Municipality may hold other general public hearings at various stages throughout the project.

3. TASK DESCRIPTIONS, COST ESTIMATS, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

i. Project Implementation

*Please score this section along with the deailed description in section b. *Cost Estimates*.

Stage 1: The Grant award will allow the Municipality to develop a comprehensive inventory for potential hazardous based Brownfield sites. This inventory will include specific information for each site, such as: address, geographic location in latitude and longitude, registered

ownership, zoning, type of site, physical condition of the property, and past and current use, possible reuse, contaminants. The information will be electronically stored in a geo database and will be updated once a year. In addition, a digital map will be created to depict the site inventory, so the Municipality's representatives can use it for planning purposes.

Stage 2: Once the inventory is completed, the Municipality will select at least ten (10) sites to perform a Phase I - Environmental Site Assessment that complies with the All Appropriate Inquiries (AAI) Standards selected sites. It is anticipated that five (5) Phase II - Environmental Site Assessments will be conducted and they will comply with the ASTM 1903-11 requirements. Site selection will be based on the community input as well as the criteria to be established by the Municipality (*i.e.*, meeting definition of Brownfields, ownership, redevelopment potential, community acceptance, EPA approval, type of contamination, size, existing infrastructure).

Stage 3: Finally, depending on the findings of the environmental assessments, the Municipality will prepare an end use plan and cleanup plan (if needed) for each one of the assessed sites.

In kind money is used for cooperative agreement oversight, procuring a Qualified Environmental Professional, securing the access, community engagement including outreach, site selection, and coordination with the local health agency on health monitoring activities. Any feasibility studies that are needed, evaluating infrastructure needs and reuse planning will also be covered by Proponent.

ii-iii Anticipated Project Schedule and Task/Activity Leads

*We combined the Project Schedule and Leads in the following chart. Also, the Municipal Environmental Protection Office ("MEPO") will manage and implement the program:

Activity	Year-1	Year-2	Year-3	Responsible
Site Inventory				MEPO assisted by Environmental Advisor
Community Outreach				MEPO assisted by Environmental Advisor
Training & Education				MEPO
Phase I/II ESA				Contracted Qualified Environmental Firm
Tech Support & Corrective Action				Contracted Environmental Advisor to Municipality

iv. Outputs

*Please refer yourself to the Outputs subsection in c. *Measuring Environmental Results*, as they are virtually identical.

Task 1 will be an inventory that upon completion should easily show over 1,000 abandoned properties; Task 2 will show ten Phase I and five Phase II environmental site assessments; Task 3 is about technical support but invoices from the consultant should show the description of services; and Task 4 encompasses a meeting before starting the project and upon concluding it but, because there are 12 identified community centers, we should show at least 24 meetings – we will keep an attendance list, photos, and the EPA State Office is welcome to attend.

b. Cost Estimates

Budget Categories	Task 1 Site Inventory and GIS Map	Task 2		Task 3 Oversight/ Support & Corrective Action Plan	Task 4 Community Outreach	Task 5 Training/ Education	Total
		Phase I ESA	Phase II ESA				
Personnel							\$ 0.00
Fringe Benefits							\$ 0.00
Travel						\$10,000	\$ 10,000
Equipment							\$ 0.00
Supplies					\$7,200		\$7,200
Contractual	\$20,000	\$38,000	\$183,000	\$41,800			\$282,800
Total							\$300,000

Task 1: Site Inventory: \$20,000 - This task includes physical inventory of potential hazardous substances on sites located within the Jurisdiction of Bayamón and the development of a site database with information regarding each site and site map such as address, photos, geographic location, registered ownership, physical condition, type of site, and past and current use. The estimate includes the cost of contracting a qualified environmental specialist that serves as a project manager that will conduct the inventory and will prepare the GIS map. The process of selection of the specialist will be made in accordance with all applicable State and Federal regulations.

Task 2: Phase I Environmental Site Assessments (\$38,000.00) and Phase II Environmental Site Assessments (\$183,000.00): \$221,000.00 - This task will consist of the preparation of Phase I – Environmental Site Assessments (ESA) that complies with the ASTM 1527-05 requirements at ten (10) selected and eligible Brownfield's hazardous substances sites. The cost of each ESA is estimated at \$3,800.00 per site. Depending of the results of the Phase I ESA's, it is anticipated that three (5) Phase II - Environmental Site Assessments (ESA) will be conducted in accordance with the ASTM 1903-11 requirements at a cost of approximately \$36,600 per site. The estimate includes the cost of contracting a qualified environmental consultant firm with experience in the preparation of the ESA's and the preparation of planning documents such as the Work Plan, the Quality Assurance Project Plan and the Health and Safety Plan Reports. The process of selection of the contractor will be made in accordance with the EPA's grant terms and conditions, and with all applicable State and Federal regulations.

Task 3: Technical Support/Corrective Action/End-use Plan: \$41,800 - This task includes the provision for technical and oversight support specialist that will help the Municipality on the review of the inventory, Phase I and Phase II ESA's reports to make sure that the assessments are conducted in compliance with all the applicable regulations, including the All Appropriate Inquiries (AAI) and the applicable ASTM Standards. The process of selection of the Project Manager will be made in accordance with all applicable State and Federal regulations.

Task 4: Community Outreach / Supplies: \$7,200 - This task is estimated at \$7,200 approximately. The funds will be used for supplies & materials to support the community outreach

activities (i.e. public announcements, paper, ink, printing materials, laptop, projector, computer software, etc.) through the project period. This task will be performed by the Municipality and we expect to prepare at least two (2) community meetings. One will be done at the beginning of the Grant to know about the specific needs or desires in their communities (i.e. if they want a specific type of commerce or they prefer parks, playgrounds, or any other type of open space area). Another community meeting will be done to inform the community about the results of the ESA's. Given there are 2 community centers in each of the six target areas, a total of 24 meetings will occur.

Task 5: Training and Education / Travel: \$10,000 - This task is estimated at \$10,000.00 for the costs of two persons that will travel to activities such as the National Brownfield Conference, the Puerto Rico Grantees Round Table and any other a Brownfield related trainings or workshops for the three (3) years of the Grant at approximately \$1,666 per person/per year.

c. Measuring Environmental Results

Outputs

- Site Inventory is currently 409 abandoned properties but we expect it will be over 1,000 by the time it is completed.
- 2,500 brownfields sites, corresponding to 25% of the expected 1,000 inventory of abandoned properties
- 10 Phase I environmental site assessment
- 5 Phase II environmental site assessment
- 24 meetings with the Community, at a rate of 2 meetings in each of the 12 community centers identified throughout the 6 target areas. Meetings to occur at the beginning of the project (to gather feedback) and at the end to provide results.

Outcomes

- Elimination of infections through mosquitoes (zika, chikungunya, dengue)
- Elimination of human deaths from bacterial diseases (leptospirosis through rats)
- Elimination of illegal dumpsites, illegal gambling, prostitution, and drug houses
- Humane relocation of homeless and illegal immigrants that broke into abandoned properties
- Construction and making available multimodal transportation: trolley and shuttle, bike lanes, sidewalks, smart intersections, roundabouts, reducing energy consumption by providing eco-commute options and safe routes, and improving sewer systems.
- Repopulating the six neighborhoods in 50% or approximately 50,000 new residents.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Program Capability

i-ii Organizational Structure and Description of Key Staff

Mrs. Edlyn Caban, Head of the Municipal Planning Office and in coordination with the Municipal Environmental Protection Office will administer the Grant. She is an expert in MS4, dumpsites, obsolete and abandoned buildings. Also, she will provide training and will work with various Municipal Departments.

Regarding the Municipal Departments involved in the project's execution, The Municipality's Office of the Secretary will be in charge of contractors (e.g. qualified environmental firms) and

procurements. The Municipality's Environmental Oversight Board will (under direct supervision of Ms. Caban) conduct the site inventory (including taking GPS, coordinates, pictures, keeping a detailed log, etc), and the Finance Department will be in charge of auditing invoices, procuring reimbursement from EPA and payment to contractors.

A qualified specialist/contractor in environmental investigations with experience in Phase I/II Environmental Site Assessments and Brownfields will ensure that those phases are successfully completed.

iii. Acquiring Additional Resources

In Summer 2019, Proponent contracted with AmeriCounsel, LLC, a Washington, D.C. law firm that opened offices in PR in 2004. Its Managing Partner Mr. Yamil Jaskille, Esq., LL.M., a Georgetown Law graduate with substantial Federal Procurement and Contracting experience has been consulting the Municipality on grant research / writing, regulatory compliance, filing quarterly reports, etc. If we obtain this grant, we will ask this firm to manage the project and ensure timely, complete and correct compliance with the Grant's Agreement. Furthermore, the Municipality has the ability and will not hold back if it need to acquire any additional expertise and resources to successfully complete the project. We are heavily invested into the 2009 Revitalization Plan, have already spent 15 million dollars into it, and will certainly bring onboard whoever else is necessary.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

Bayamón has not received any EPA Brownfields Grant, but it has an extensive and impressive track record in the implementation of federal grants and programs. Currently, the Municipality is administering grants from US-DOJ, HUD, DOT, FEMA, DOE and DOC-EDA.

The Municipality has been a **HUD** Entitlement Community since 1974, and HUD recently recognized Bayamon with the Community Development Excellence Award, among other 13 jurisdictions across the nation. This recognition was for Bayamón's outstanding record using Community Development Block Grant Funds to improve communities and benefit the people who live in them.

Bayamon has also successfully administered over 12 million dollars in **ARRA** funds with important achievements. Several agencies have recognized excellence in performance. Another recognition came from the Department of Energy regarding the use of ARRA-Energy Efficiency and Conservation Block Grant Program—Bayamón was recognized for its excellent performance with a streamlined, first of its kind in Puerto Rico, Solar Zone. Bayamón was also the First **FEMA** Community in having adopted its Floodplain Management Plan and through the years has been recipient of many funds for projects that save lives and properties. In fact, **EPA** itself has recognized outstanding projects as the Paseo Lineal Río Bayamón and the Center for Deposit and Transportation of Scrap Metal.

Leveraging: Proponent will leverage this project and will make efforts to secure the resources described in our narrative. Proponent accepts the EPA may reconsider the legitimacy of the award and/or take appropriate action authorized by 2 C.F.R. Parts 200 or 1,500.



December 3, 2019

U.S. Environmental Protection Agency

FY20 Brownfield Assessment Grants

Project Title: **Brownfields Assessment in Urban and Suburban Bayamon**

THRESHOLD CRITERIA

1. Applicant Eligibility

We hereby affirm that we are an Autonomous Municipality of the Commonwealth of Puerto Rico and pursuant to the Organic Act of 1978, as amended, we exist and are authorized to apply for Federal grants.

2. Community Involvement

The Municipality of Bayamon has a Community Participation Plan that includes the following sections:

- a. Policy Statement: signed by Honorable Mayor Ramon Luis Rivera, provides the Municipality's overall commitment to Community Participation. It includes sections that describe the following topics:
 - Why community involvement is important to us; and
 - A brief description of what community involvement is.
- b. Roles and Responsibilities: describes the responsibilities and positions of the individual(s) responsible for the Community Participation Plan.
- c. Demographic information: includes information regarding race, color, national origin, Language English Proficiency and Environmental Justice (EJ) implications (low-income, minority) of the communities near the potential Brownfields sites.
- d. Outreach and Education: describes the way in which the Municipality will communicate with the affected communities. The types and formats for outreach.
 - Social Media (twitter and Facebook)
 - Municipality's WebPage
 - Local radio and publications
 - Stakeholder Listening Sessions / Public Hearings, followed by ocular inspections to visit the sites
- e. Training: workshops and training requirements identified for our staff and anyone with a contractual agreement as it pertains to community participation.
- f. Monitoring: identifies how the Community Participation Plan will be monitored for currency.
- g. Appendices: as needed, to ensure clarity of items in the document.

In a nutshell, as it pertains section D “Outreach and Education,” the Community Involvement Plan includes use of social media, Spanish and non-Spanish newspapers and publications, community representatives, etc. The following language comes out of our Community Involvement Plan:

The Municipality’s strategy for the initial community meeting is to organize it with identified community leaders. Together, the group can agree on an agenda, the venue and process for the meetings, as well as the publication means for the meeting. Fostering an atmosphere that ensures participation is an important signal to send to the rest of the community. Other meetings and follow-up reports should be scheduled frequently throughout the revitalization process. Community leaders can assist in the communication of information by: suggesting appropriate means of informing the community; talking to their respective constituents; announcing meetings; ensuring that participation efforts reflect cultural diversity and communication differences among the racial or economic groups, etc.

3. Expenditure of Assessment Grant Funds

The Municipality affirms that it does not have an active EPA Brownfields Assessment Grant.

I hope this information suffices. Please do not hesitate to contact me directly at (202) 288-7135.

Respectfully,



Yamil Jaskille, Esq.

Office of Federal Programs

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

MUNICIPIO DE BAYAMON

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

1400307060000

d. Address:

* Street1:

CITY HALL, RD 2, KM 11

Street2:

* City:

BAYAMON

County/Parish:

* State:

PR: Puerto Rico

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

00960-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

YAMIL

Middle Name:

* Last Name:

JASKILLE

Suffix:

ESQ.

Title:

CONSULTANT/ATTORNEY

Organizational Affiliation:

* Telephone Number:

202-288-7135

Fax Number:

* Email:

jaskille@americounsel.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Inventory of over 1,000 abandoned properties, 10 brownfield sites for Phase I and 5 others for II environmental site assessment.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: